

14th December 2010

Ref: GSA884

DESIGN AND ACCESS STATEMENT:
5-11 LEEKE STREET, LONDON WC1X 9HZ

General

This statement is intended to be read in conjunction with all other materials submitted in support of the current Planning Application for the above address. Please refer to the submitted planning drawings for further information.

Arrangements to inspect the site can be made with Guy Stansfeld Architects LTD.

Design Proposal

Leeke Street is situated near King's Cross in a commercial area characterised by a mixture of light industrial buildings, offices, residential buildings and transport links. 5-11 Leeke Street has recently undergone a refurbishment to provide general office space over three levels. Our client has recently purchased the building and proposes to fit it out as the main office for their charitable foundation.

The fit-out is proposed to include a passenger lift located at the rear of building to make it more accessible and other minor alterations including the introduction of an additional bay of glazed infill behind the existing roller shutter immediately to the east of the main entrance and the replacement of windows at rear of building with timber framed double glazed units. Changes to the internal layouts are proposed to accommodate the day to day workings of the foundation.

The proposed design follows from detailed considerations of:

- a) Amount of development
- b) Use
- c) Layout
- d) Scale
- e) Appearance
- f) Landscaping
- g) Access

a. Amount of development

The proposal does not significantly alter the scope of the most recent re-development, but comprises three minor alterations, which will aid in its use as a charitable foundation.

b. Use

The proposed development will not alter the use of the existing B1 class.

c. Layout

The existing general layout will be maintained for the most part. Reception and meeting spaces will occupy the ground level, along with storage, toilet facilities, a small kitchen, and car and bicycle parking. Offices and meeting rooms will occupy the first and second floors along with ancillary spaces.

d. Scale

The scale of the building will remain as existing.

e. The appearance of the scheme

From the street, the only change in appearance will be an additional glazed in-fill behind the existing roller-shutter at ground level to the east of the main entrance. The details of the glazing will match that of the glazing to the west of the main entrance, including the set-back from the shutter.

At the rear of the building, not visible from any public rights of way, the second floor windows are proposed to be changed from glass block to double glazed timber framed windows, to match the other windows at that level and to provide better light and natural ventilation to the offices at that level.

Also at the rear of the building, within the existing footprint is proposed a passenger lift for access from ground floor to second floor levels inclusive of all levels in between. The lift is proposed to sit comfortably within a small, inaccessible lightwell. The external surfaces of the lift would be clad in seamed leadwork to be in keeping with the original building and the conservation area.

f. Landscape

No changes are proposed to landscaping.

g. Access

The main entrance will remain unchanged. Internally, the proposed lift would provide disabled access to levels above ground level.